

\$1,450,000 - 122 Cr 402, Marble Falls

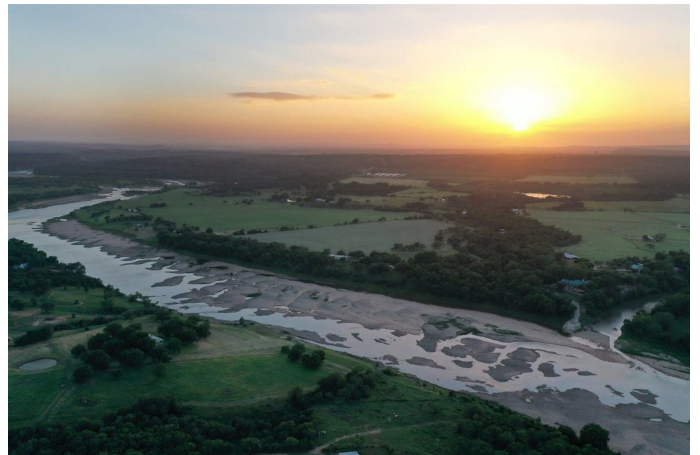
MLS® #156841

\$1,450,000

3 Bedroom, 2.00 Bathroom, 2,128 sqft
Acreage / Farm / Ranch on 21.45 Acres

None, Marble Falls, TX

Welcome to the River Pasture Ranch on the Colorado River in Burnet County, Texas. This prime piece of gorgeous Texas Hill Country is perfectly situated about 35 minutes west of Austin and just a few minutes from downtown Marble Falls, Baylor Scott and White Hospital and The Horseshoe Bay Resort. With just over 21 acres of ag-exempt land made up of lush hay fields, a shady grove of mature pecan trees and over 830 feet of expansive frontage on the Colorado River you will be hard pressed to find a better place to escape too in central Texas. There is a well kept 3 bedroom rock home overlooking the river with ample room for friends and guests to enjoy this special property all year around. Hunting, fishing, swimming, kayaking or simply gathering all in this very private setting just past the edge of town; a place to get awayâ€¦.. unplug and unwind yet close enough to give you full access to the amenities you are accustomed too. There is a small pond on the property to provide water for livestock and wildlife and a pole barn to keep your equipment and toys out of the elements. So much to do here on this incredible piece of Texas land with so much to offer. Load up the family and head out to the Texas hill country. This one is well worth the short drive



Essential Information

MLS® # 156841

Price	\$1,450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,128
Acres	21.45
Type	Acreage / Farm / Ranch
Sub-Type	Acreage/Farm/Ranch
Status	Active

Community Information

Address	122 Cr 402
Area	Marble Falls
Subdivision	None
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity, Septic Required
View	Hill Country, Panoramic
Is Waterfront	Yes
Waterfront	River

Interior

Appliances	Dryer, Microwave, Washer, Water-Heater Electric
Heating	Central
Cooling	Central

Exterior

Exterior	Stone
Lot Description	View, Cleared, Other/See Remarks
Roof	Metal
Construction	Steel
Foundation	Slab

School Information

District	Marble Falls
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Additional Information

Date Listed July 9th, 2021

Days on Market 63

Listing Details

Listing Agent Eric Carvajal

Listing Office The Carvajal Group

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